



16, Park Close, Sonning Common,  
S Oxon, RG4 9RY

£400,000

Beville  
ESTATE AGENCY



- 16ft Sitting room
- Gas fired central heating
- Enclosed rear garden
- 13ft Conservatory
- Three bedrooms
- Cul-de-sac location
- Garage
- Off road parking
- Edge of village location

Attractive three bedroom mid terrace, offering a private & sunny aspect rear garden, set at the end of a small cul-de-sac, close to countryside. EPC: D

Accommodation includes; entrance hall, fitted kitchen, sitting room, conservatory, three bedrooms and bathroom.

Noteworthy features include; gas fired central heating, double glazing, off road parking, garage.

To The Front Of The Property drive provides off road parking, garden laid to lawn.

To The Rear Of The Property is a private, sunny aspect garden. Paved patio, laid mainly to lawn, fully enclosed close board timber fencing, flower shrub beds & borders, patio area at the rear of the garden.

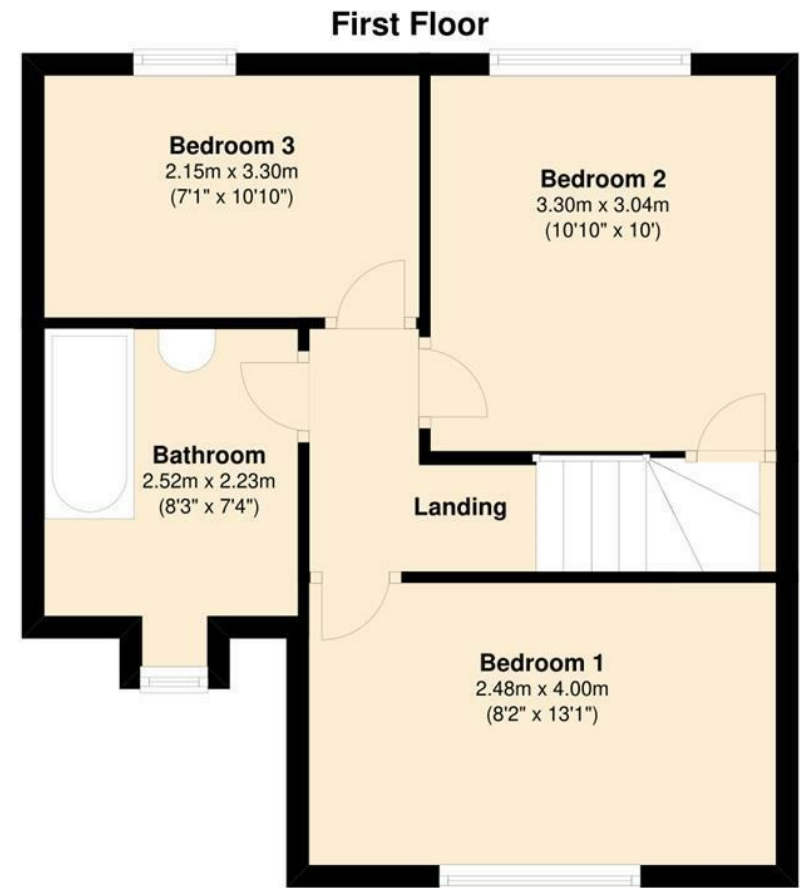
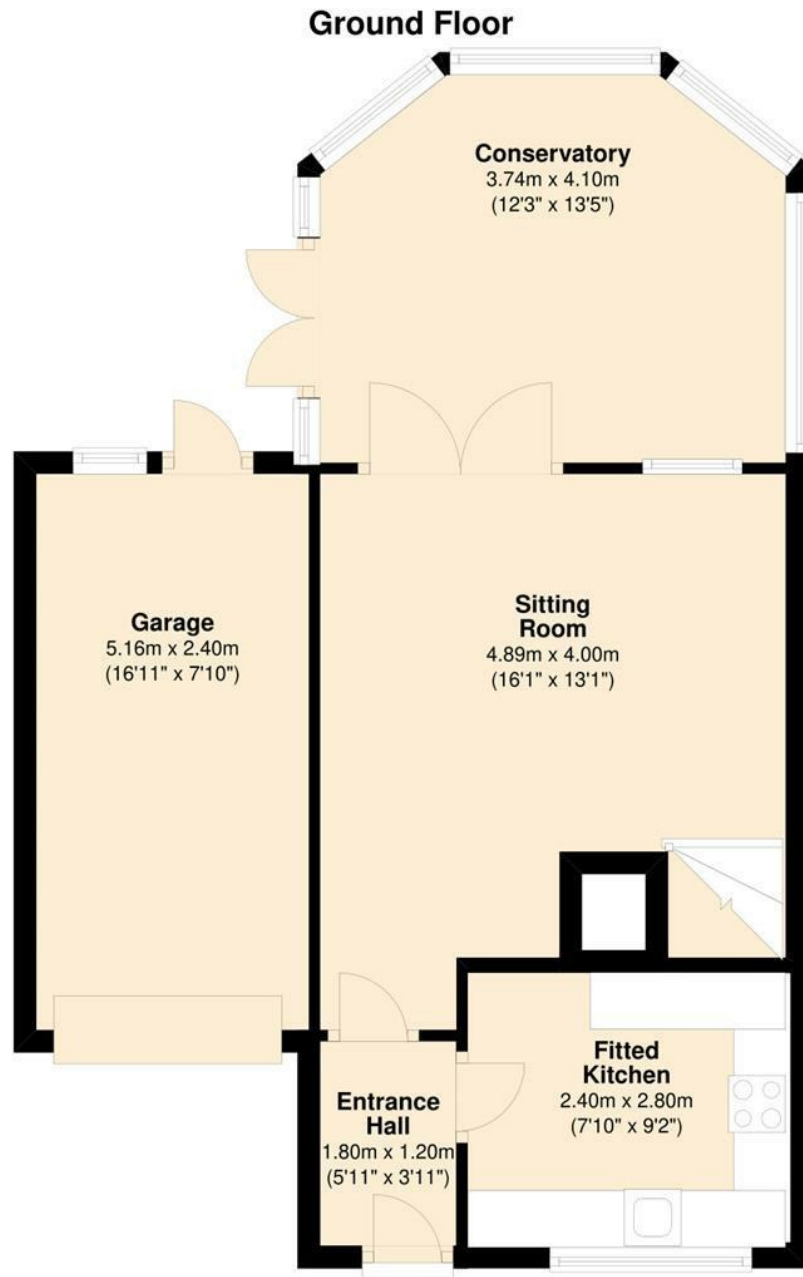
Park Close is situated on the fringes of the village, close to countryside, yet within easy walking of the village centre.

Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village offers good schooling at both Primary and Secondary levels. There is easy access to both Reading and Henley-on-Thames town centres, London Paddington is less than 30 minutes from Reading Railway Station and there are good links to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

Total Floor Area (including garage): Approx. 92m<sup>2</sup> (989sqft)

Council Tax: Band D (£2393.26)

Services: Mains gas, electricity, water & drainage.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Directions**

From our offices in Peppard Road turn right and take the left turning at the crossroads into Widmore Lane, take the first turning left into Pond End Road, at the T junction turn left and immediately right into Park Close. The property can be found on the right hand side.

**Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.**